

Included FEATURES





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The following pages will introduce you to the included features in your Schell Brothers Home. Be sure to visit our design studio to learn about the numerous options available in your home (www.style.schellbrothers.com).

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Please note: On-screen and printed colors may vary from actual materials. Photos shown may include some optional features or upgrades. All products are subject to manufacturer availability. Some selections, products, materials, colors, and finishes may not be available for every community and floorplan. All specifications are subject to change without notice. Some restrictions may apply. Please refer to our online design studio (style.schellbrothers.com) for the most up to date selections available in your specific community. Please see your Community Sales Team or Design Consultant for details.

SCHELLTER™

ADVANCED BUILDING SCIENCE

SMART TECHNOLOGY DEVELOPED BY SCHELL BROTHERS TO PROVIDE YOU WITH THE ULTIMATE HIGH PERFORMANCE HOME.

Schellter™ Advanced Building Science was developed as part of our continual commitment to provide our homeowners with an exceptional home worthy of the Schell Brothers name and reputation. Schellter is comprised of three components: Enerwize™, SanctuAIR™, and 4Tress™. Our goal was to use a scientific process to create a new type of home – a home that is extremely energy efficient (Enerwize), eliminates the health risks associated with poor indoor air quality (SanctuAIR), and provides unparalleled durability, longevity, strength, and quality (4Tress).



BREATHE EASY WITH SANCTUAIR™.

Sleep better knowing that your home is protected by SanctuAIR™, the ultimate in healthy air quality. The high SanctuAIR™ standards exceed the requirements of the Environmental Protection Agency's Indoor AirPLUS® program, placing our homes in the top 10% in the nation for air quality. That's right, the air quality in your home will be better than 90% of the homes in the country! We use low VOC (Volatile Organic Compound) building products and MERV-13 air filters. A MERV-13 Filter will remove almost all of the harmful particles in the air.



RELAX IN A 4TRESS™ ENVIRONMENT THAT IS BUILT TO STAND THE TEST OF TIME.

A home built 4tress™ strong will last longer, require fewer repairs, and provide you with more time for the things you love. Advanced framing techniques that include 2 × 6 exterior walls*, engineered flooring systems, waterproofing techniques, and a five check leak prevention system place your home among the most durable in the nation. All 4tress™ homes meet stringent requirements for strength, durability, moisture resistance, and sound attenuation.

*Some garage exterior walls use 2x4.

SAVE TIME, ENERGY AND MONEY WITH ENERWIZE™.

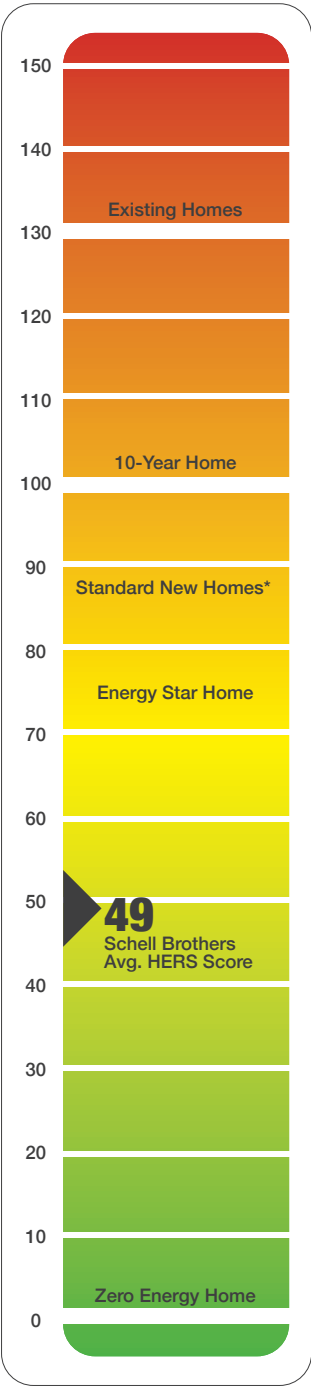


Enerwize™ sets a new standard for home energy efficiency by far surpassing the requirements and efficiency ratings of homes built to Energy Star specifications. While all Schell Brothers homes are also Energy Star certified, the addition of Enerwize™ features and technology yields homes that are approximately 50% more energy efficient than a typical Energy Star certified home. In addition, Enerwize™ homes are over 100% more energy efficient than the average existing home, which means an Enerwize™ home will have energy costs that are less than half those of an equivalently sized existing home. By buying an Enerwize™ home, you're not only saving money, you're helping our environment by reducing the carbon footprint of your home.

The EnerWize™ brand is synonymous with comfort, savings, and peace of mind. Features such as High Performance air conditioners, variable speed blowers, tankless water heaters, specially sealed ducts, and proprietary techniques combine to provide an average HERS (Home Energy Rating System) score of 49. That means you can expect a utility bill that will be about 51% less than a typical existing home.



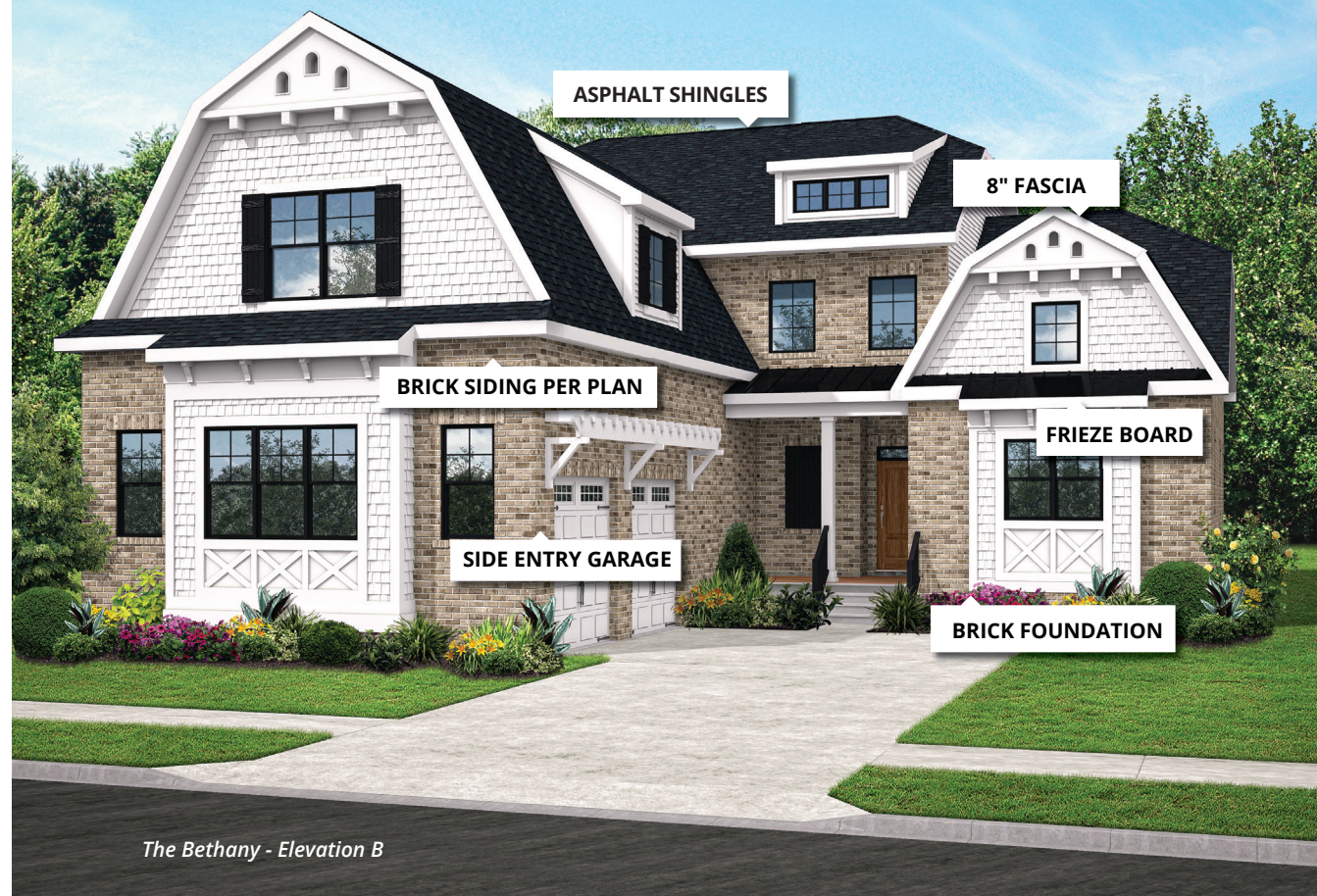
HERS SCALE
The Home Energy Rating System (HERS)
measures a home's energy efficiency.



Schell Brothers averages 49 on the HERS Scale, making them some of the most energy efficient homes in the country.

Included EXTERIOR FEATURES

BARRINGTON



The Bethany - Elevation B

STRUCTURAL FRAMING

EXTERIOR WALLS

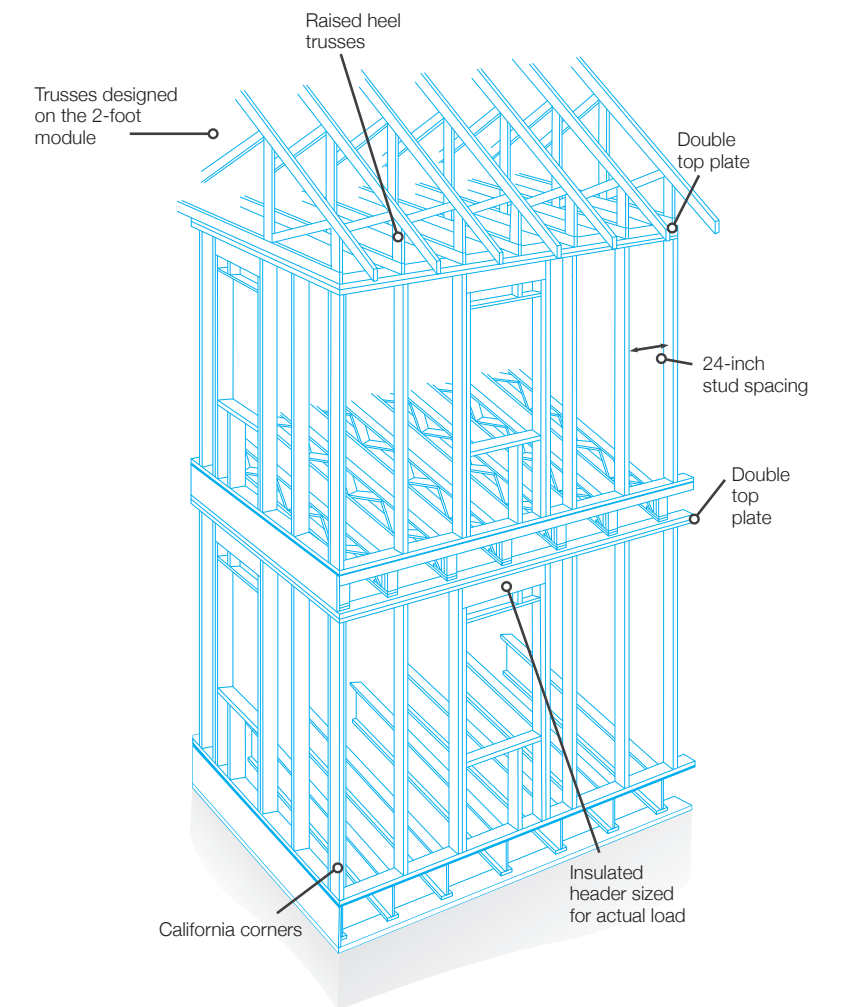
Exterior walls* are constructed utilizing Advanced Framing Techniques that include: 2" x 6" walls with studs spaced 24" on center, right sized insulated headers and wall corners/intersections that allow for full cavity insulation.

FLOOR SYSTEM

Constructed of engineered open-web floor trusses per plan. All sub-flooring has a 3/4" tongue and groove sub-floor.

ROOF SYSTEM

Engineered roof trusses with energy heels provide adequate space for extra insulation.



EXTERIOR FINISHES

FOUNDATION

Brick foundation included. Conditioned crawl space standard. Walk-out basement foundations available on select homesites.

SIDING

Custom Elevations, including brick, stone or painted brick per plan. Brick or stone to have 2’ return on sides of home. Remaining three sides of your home to be James Hardie fiber cement siding.

EXTERIOR TRIM

- 8” aluminum wrapped fascia
- Vinyl Shutters per floor plan
- Friezeboard per floor plan
- MiraTec corners, window trim, and accent trim included per plan

ROOFING

Laminated asphalt shingles have a legacy of beauty and protection. They will not only protect your most valuable asset, they'll also beautify your home for years to come with multiple colors that complement your exterior selections.

LANDSCAPING

Landscaping package includes shrubs, sod, irrigation, and one flowering tree in the front yard. Homesites backing to golf course to have rear landscaping package.

MAILBOXES

Cluster mailboxes provided within community.



GARAGE DOORS



ROOFING

GARAGE DOORS

Side entry garages are included at Barrington. Garage door(s) include garage door opener with push button operation and remote control.

OVERHEAD DOOR LIFTMASTER MY Q GATEWAY

Your HomeIQ features a Liftmaster My Q Gateway garage door which can be operated with voice or touch control from the kitchen Command Center. You can also operate the door from the Alexa app.

SLIDING DOORS

PlyGem®

FRONT DOOR

Masonite® is one of the world's leading manufacturers of interior doors and entry door systems. Throughout the company's 80 year history, Masonite® has maintained its focus on leading-edge innovation, and manufacturing excellence.

SMART FRONT DOOR LOCK

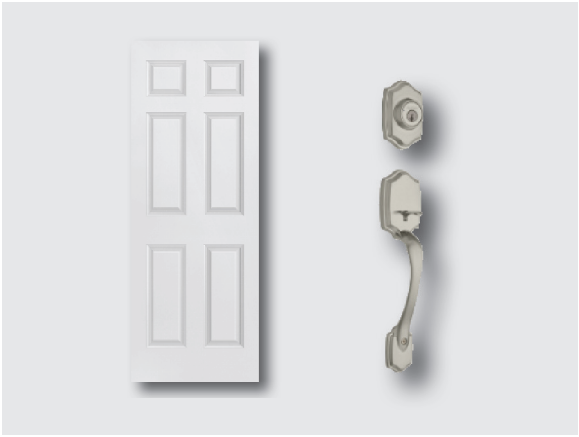
A keyless entry door lock will give you the freedom from keys and hiding them under the door mat. Remotely lock/unlock the door from anywhere you are and receive messages on who's entered the home. It also communicates directly to your alarm panel and command center.

VIDEO DOOR BELL

Your HomeIQ features an Alarm.com IQ Panel with a Z Wave Hub that ties all your devices together in one platform. It also fully integrates with your Alexa Command Center. Your home will come with a keyless entry system and a video doorbell included.



BOARD & BATTEN SHUTTER



MASONITE® FRONT DOOR AND KWIKSET BALBOA SERIES LEVER WITH BELLEVIEW HANDLE SET

WINDOWS

Your new home includes PlyGem High Performance single hung windows that feature double pane glass dual low-E coating with argon gas, and warm edge spacer technology. The overall U value (insulating value) is below .26 and SHGC (solar heat gain coefficient) is below .21 which exceeds the Energy Star requirements. Screens are included with each operable window.

MOLDED MAINTENANCE FREE SHUTTERS

The color is molded through the shutter for years of durability and maintenance-free beauty. See color packages for color selections.

Included INTERIOR FEATURES

BARRINGTON



The Lilac Primary Suite

Please note: photo shows optional crown moulding on ceiling

INTERIOR FINISHES

INTERIOR DOOR

6-Panel Doors included.

DOOR HARDWARE: INTERIOR DOORS

Kwikset Balboa Series lever in Satin Nickel Finish.

DOOR HARDWARE: FRONT DOOR

Kwikset Balboa Series lever and Belleview Handle set in Satin Nickel Finish.

INTERIOR TRIM

- 5-1/4" base moulding.
- One-piece crown moulding in the Foyer (plan specific) and Owner's Suite.
- 2-1/4" casing on interior/exterior doors, windows and cased openings.

CLOSETS

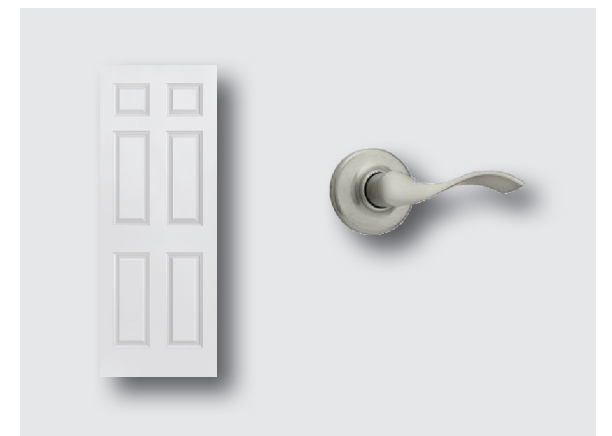
White wire shelving in pantries and linen closets; full slide rods in coat closets and bedroom closets.

PAINT

2 coats of Sherwin Williams Low VOC Painters Edge Flat Paint (SW7005 Pure White.) on all walls and ceilings, and semi-gloss latex enamel on trim and doors.

TRAY CEILING

Tray Ceiling is included in Owner's Suite and Dining or Foyer per floor plan.



MASONITE® INTERIOR DOOR



INCLUDED TRAY CEILING PER PLAN

ELECTRICAL

GREAT ROOM

A ceiling fan and light rough-in with separate wall switches and one floor outlet.

SERVICE

200 AMP main service located in the garage on an exterior wall or basement.

CEILING FANS

Rough - ins are included in Great Room, Living Room, Flex Room, Study, and all Bedrooms.

SMOKE & CARBON MONOXIDE DETECTORS

Smoke Detectors are included in all bedrooms and combination Smoke/Carbon Monoxide Detectors are located outside of sleeping areas.

DOORBELL

A doorbell is installed in every home, because we know your friends and family will be stopping by. :)

ALARM SYSTEM AND HUB

Your HomeIQ features an Alarm.com IQ Panel with a Z Wave Hub that ties all your devices together in one platform. It also fully integrates with your Alexa Command Center.

SMART HOME COMMAND CENTER
Our Smart Home Command Center mounted in your kitchen allows you full control of your home right from one monitor

PRIMARY SUITE
Rough-in for ceiling fan and light with separate wall switches. (2) Switched wall outlets located on either side of bed (Location is pre-determined based on room layout. See marketing plans for most common furniture configurations.) Top outlet of these two outlets will be switched.

TELEPHONE & CABLE
Structured wiring package with 2 telephone and 2 cable outlets; quantities are exchangeable (ex: 3 phone & 1 cable); You will determine the location during your Pre-Drywall walk-through.

OUTLETS FOR YOUR DEVICES
The search for your charger is over. Your HomeIQ comes equipped with a USB-C and USB-A combination outlet installed in the kitchen at either end of the Command Center and in the rear kitchen wall.

FLOORING

ENGINEERED HARDWOOD
Engineered hardwood included in Kitchen, Dining area, Great Room, Foyer, and Powder Room.

PLUSH CARPET
Shaw CRI Green Label Plus certified carpet in bedrooms and flex room (includes 6lb pad.)

CERAMIC TILE
Ceramic 12 x 12 Tile included in all full baths and Laundry Room.



CABINETS

KITCHEN & BATHROOM CABINETS

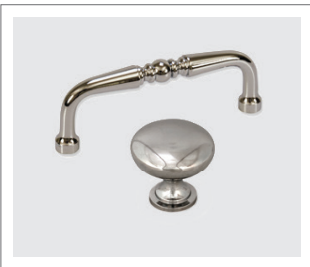
Wellborn's Select Series, Arlington Square Oak, 1/2 overlay cabinets included.

For over 45 years, Wellborn Cabinet Inc. has been manufacturing kitchen and bath cabinetry. Their goal is to provide products that are crafted with the utmost quality and care, products that they are proud to build and products that you will be proud to own. Just think how great your kitchen will look!

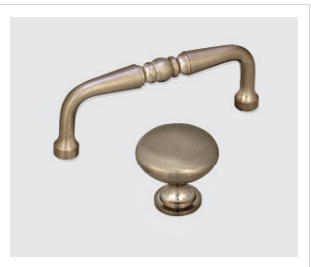
We offer a large variety of cabinet options including more than 40 cabinet styles and colors to make your kitchen truly one of a kind.

CABINET HARDWARE

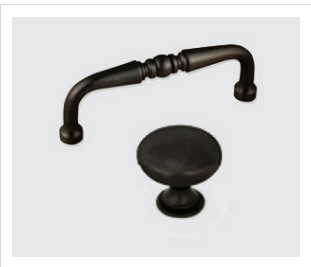
INCLUDED CABINET HARDWARE



POLISHED CHROME



SATIN NICKEL



DARK ANTIQUE
COPPER



SATIN BRONZE

COUNTERTOPS

KITCHEN COUNTERTOPS

Granite (Tier 1). Quartz options available.

BATHROOM VANITY TOPS

Cultured marble with matching integral sinks.
Optional materials are available.



PLUMBING FIXTURES

KITCHEN SINK

Elkay Dayton 8" Deep, Drop-in Single Bowl or double bowl Stainless Steel Sink with third horse power garbage disposal.

MOEN BANBURY FAUCET

Chrome single-handle pull-out sprayer.

PEDESTAL SINK

White porcelain pedestal sink in Powder rooms.

PRIMARY BATH SHOWER

6x6 white tile wall surrounds per floor plan.

SECONDARY BATHS TUB/SHOWER COMBO UNITS

Fiberglass tub/shower combo 60" x 32" x 72"

TOILETS

White porcelain elongated toilets in bathrooms and powder rooms.

WATER HEATER

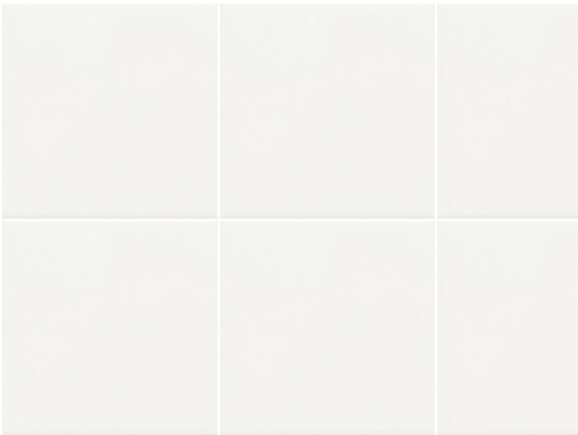
With the Rinnai tankless hot water heater, enjoy up to 40% energy savings while heating water only when you need it. In addition, tankless water heaters save space and can last up to twice as long as tank style units.

OUTSIDE HOSE BIBS

Two frost-free hose bibs, with one installed on each side of the home.



MOEN BANBURY KITCHEN FAUCET



6X6 TILE SURROUND



RINNAI TANKLESS HOT WATER HEATER



BATHROOM
PLUMBING FIXTURES

We are proud to include Moen in your new home!
All Moen products come with a Limited Lifetime
Warranty against leaks, drips and finish defects.

BATHROOM SINK FAUCET
PRIMARY BATH

Widespread Two- Handle Polished Chrome

SECONDARY BATHS AND
POWDER ROOM

Center set Lever Handle
Polished Chrome

SHOWER HEAD & FAUCET
PRIMARY BATH

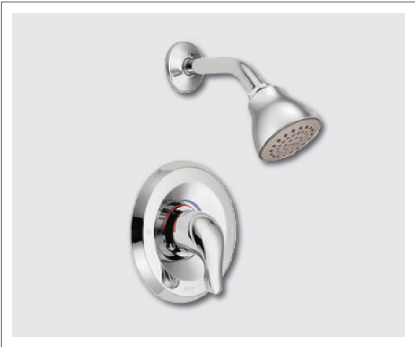
Lever Handle with EasyClean XL shower head
trim and valve Polished Chrome

SECONDARY BATH

Lever Handle with EasyClean XL shower head and
diverter spout trim and valve Polished Chrome



OWNER'S BATHROOM
SINK FAUCET



OWNER'S BATHROOM
SHOWER HEAD & FAUCET



SECONDARY BATH AND
POWDER ROOM SINK FAUCET



SECONDARY BATH
SHOWER HEAD & FAUCET

APPLIANCES

Included appliances are GE Stainless Steel and
come with a 3-year manufacturer's warranty.

REFRIGERATOR

GE 25.3 Cu. Ft. Side-by-Side Refrigerator
adjustable spill-resistant glass shelves, adjustable
door bins, ice maker, and LED lighting.

RANGE

GE 30" Free-Standing Electric Range, Ceramic
Glass Cooktop, Two 9" / 6" Power Boil Elements,
5.3 cu. ft. Oven Capacity, Dual-Element Bake,
Self-clean Oven, Removable Full-Width Storage
Drawer

MICROWAVE

GE 1.6 Cu. Ft. Over-the-Range Microwave Oven,
Two-Speed Venting System (vented to the
outside), Auto and Time Defrost, Turntable On/
Off

DISHWASHER

GE Dishwasher with Front Controls, 500 Series
Wash System, Automatic Hot Start, Automatic
Temperature Control, Dedicated Silverware Jets,
Dual Pumps and Motors, Piranha Hard Food
Disposer with Removable Filter, 4-Wash Cycle
Options

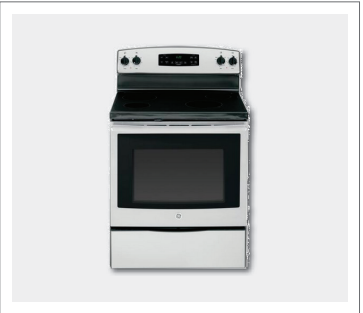
WASHER & DRYER

Rough-in for washer/dryer hookup with water,
exhaust and electrical outlet. Washer and dryer
not included.

**GE Profile, GE Cafe, Bosche, Viking, Monogram
appliances are available options*



GE® SIDE-BY-SIDE
REFRIGERATOR



GE® ELECTRIC RANGE



GE® MICROWAVE



GE® DISHWASHER

HEATING, VENTILATION, & AIR CONDITIONING (HVAC)

All homes are built to exceed Energy Star Standards.

A/C UNIT

High Performance A/C unit.

FURNACE

95+ Efficiency Two-Stage Gas Furnace in primary zone with a Mini Split Ductless System in Optional Finished Bonus Rooms.

THERMOSTATS

Programmable digital thermostats that has remote access controlled with any smartphone, tablet or computer.

AIR FILTERS

Included Ultra efficient Merv 13 air filters will offer superior indoor air quality.

FRESH AIR VENTILATION SYSTEM

Aprilaire with powered damper and filter. This contributes to SANCTUAIR and why we are among the top 8 builders in the nation to be recognized for indoor air quality.

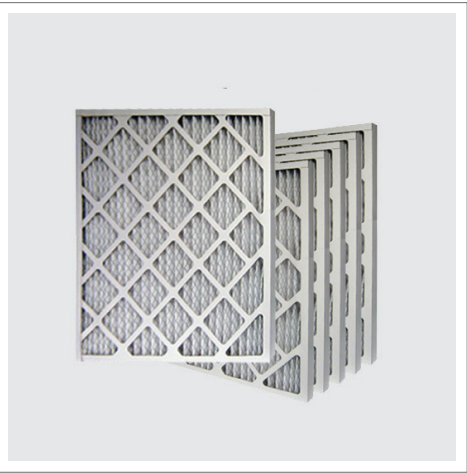
WHOLE HOUSE DEHUMIDIFIER*

This dehumidifier monitors and maintains proper humidity levels in the home independent of temperature or HVAC thermostat settings.

**Dehumidifier not included with slab foundations.*



TWO-STAGE FURNACE



MERV 13 AIR FILTER

INSULATION

EXTERIOR WALLS

R-23 dense pack blown-in premium, fiber-glass insulation offering superior performance, stability, and sound control.

OPTIONAL FINISHED BONUS ROOM

Open-celled spray foam is used to insulate over unconditioned spaces to ensure the entire building envelope is properly sealed and insulated.

OPTIONAL FINISHED BASEMENT

A minimum of 1.5" closed cell spray foam on all exterior basement walls.

SOUND INSULATION

Sound insulation is placed in the walls of the laundry room, owner's suite, and all bathrooms for added sound control.



R-23 BLOWN-IN INSULATION



ENERGY STAR DRAFT STOPPING

LIGHTING

For over 87 years, Sea Gull Lighting has grown to an established leader in the electrical and lighting industry. Their fixtures are some of the most sought after for their decorative features, functionality, as well as for their specialty indoor, and outdoor lighting.

KITCHEN, HALLWAYS, & GREAT ROOM

Recessed Lighting with LED bulbs.

FOYER

Oslo Two Light Semi-Flush Convertible Pendant or flush mount per plan.

POWDER ROOM

Holman Collection Brushed Nickel finish.

PRIMARY BATH & SECONDARY BATHS

Holman Collection, 1 fixture per sink
Brushed nickel finish.

UTILITY & WALK-IN CLOSETS

Brushed Nickel finish

OUTDOOR LIGHT

Kent Collection, Oxford Bronze Finish

LIGHT BULBS

LED lights are included.

SMART SWITCH FOR INTERIOR LIGHTS

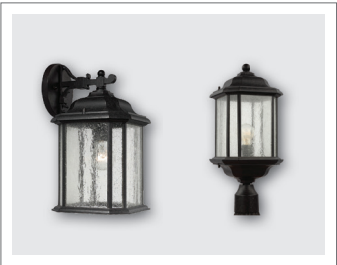
Every bedroom features a smart switch.

CONNECTED SWITCH FOR EXTERIOR LIGHTS

Your new home will be equipped with a smart switch and porch lighting on the front of the home. This will allow you to control lighting with voice or touch through your kitchen Command Center



OLSO TWO LIGHT SEMI-FLUSH PENDANT



KENT COLLECTION



HOLMAN COLLECTION



CEILING FLUSH MOUNT COLLECTION



ONLINE DESIGN STUDIO

Making all of the choices for your new home is exciting, but can also be a daunting task. To help you prepare for your Design Selections Appointment, scan the QR Code to browse inspirational photos in our Idea Gallery, choose your preferred options in our Selections Library, and collect your favorite combination of products in a Style Collage.



Scan the QR code to get started

GREEN OPTIONS

DUAL-FUEL AIR SOURCE HEAT PUMPS

These systems pair a heat pump with a propane furnace to provide back-up. Heat pumps are most efficient in moderately cold weather down to around 35 degrees while propane furnaces are more efficient at colder temperatures.







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